



Fairfields, Cawston, Norwich, NR10 4AS

welcome to

Fairfields, Cawston, Norwich

Tucked away in a village cul-de-sac location this 2 Bedroom, Semi-Detached House offers parking for 2, enclosed garden and roomy ground floor with 2 Reception Rooms.



Description

Situated towards the end of a now established cul-de-sac with little passing traffic and meadow to the rear. This 2 Bedroom, Semi-detached House offers more ground floor accommodation than many following an earlier extension, to now give 2 Reception Rooms and further benefits from oil-fired heating and double glazing. A roomy hall entrance has a Cloakroom off it and there is also a first floor Bathroom.

The village of Cawston offers a range of amenities and is within catchment of the highly regarded schooling in nearby market town of Reepham through to Sixth Form. Approximately 30 minutes from North Norfolk Coast and 17 minutes from Norwich Airport (Source: AA).

Entrance Hall

With wide reception area and balustrade stairway leading off. Leaded and double glazed entrance door from outside and understairs cupboard.

Cloakroom

With leaded double glazed window, WC and wash basin.

Dining Room

13' 4" x 11' 7" (4.06m x 3.53m)
With leaded double glazed patio door out to rear garden and opening though into;

Lounge

15' 9" x 10' 4" (4.80m x 3.15m)
With leaded double glazed front window.

Kitchen

With leaded double glazed front window, fitted range of base and wall units, work surface with tiled surround and stainless steel sink. Electric hob and oven with hood above, space for washing machine, dryer & fridge/freezer and oil fired boiler to wall.

First Floor Landing

With balustrade to stairwell and white panelled doors opening off;

Bedroom One

13' 4" x 9' 1" (4.06m x 2.77m)
With leaded double glazed front window and open outlook to meadow beyond.

Bedroom Two

9' 10" x 7' 4" (3.00m x 2.24m)
With leaded double glazed front window, airing cupboard and wardrobe.

Bathroom

With leaded double glazed window, WC, wash basin, bath with shower & extractor fan.

Outside

To the front the property enjoys a good degree of shelter and seclusion from conifer hedging and established flowering tree. To the side of the property is a driveway offering parking for 2 vehicles.

The main garden lies to the rear with paved patio adjoining the house and lawn beyond. Timber garden shed, oil tank and personal gate opens too side driveway.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Fairfields, Cawston, Norwich

- 2 Bedroom Semi
- Extended Ground Floor with 2 Reception Rooms
- Cloakroom and Bathroom
- Established Village Cul-De-Sac Setting
- Oil-Fired Heating and Double Glazing
- Parking for 2
- Enclosed Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103770 - 0004

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